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**Phase I Environmental Site Assessment
13.7-Acre Property
901 to 905 North Avondale Boulevard
Avondale, Arizona
Maricopa County Parcel Number 102-57-006C**

Submitted To:

**City of Avondale
11465 West Civic Center Drive
Avondale, Arizona 85323**

Submitted By:

**AMEC Earth & Environmental, Inc.
1405 West Auto Drive
Tempe, Arizona 85284-1016**

November 8, 2007

AMEC Job No. 7-114-003042



November 8, 2007
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City of Avondale
11465 West Civic Center Drive
Avondale, Arizona 85323

Attn: Paul Lopez

**Re: Phase I Environmental Site Assessment
13.7-Acre Property
901 to 905 North Avondale Boulevard
Avondale, Arizona
Maricopa County Parcel Number 102-57-006C**

In accordance with your Professional Services Agreement, dated August 6, 2007, AMEC Earth & Environmental, Inc. is pleased to provide the enclosed report based on our completion of a Phase I Environmental Site Assessment at the above referenced location. The Phase I ESA was conducted in general accordance with the scope and limitations of ASTM Standard Practice E 1527-05, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiry, guidance from the City of Avondale, and AMEC Proposal No PV07-05-10-r1, dated June 26, 2007. The following report presents our findings and completes the scope of services for this project.

If you require any additional information, please call us at your convenience.

Respectfully submitted,

AMEC Earth & Environmental, Inc.

Julianne M. Hamilton, P.G.
Client Service Manager

Enclosures

c: Addressee

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Tim Ostapuk
Environmental Professional



Julianne M. Hamilton, P.G.
Client Service Manager

EXECUTIVE SUMMARY

This report presents the results of a Phase I Environmental Site Assessment (ESA) conducted by AMEC Earth & Environmental, Inc. (AMEC) for the City of Avondale (the Client) regarding a 13.7-acre property located at 901 to 905 North Avondale Boulevard in Avondale, Arizona (the Property). The Property consists of one parcel with number 102-57-006C. This Phase I ESA was conducted in general accordance with the scope and limitations of American Society for Testing and Materials (ASTM) Standard Practice E 1527-05, the Environmental Protection Agency (EPA) Standards and Practices for All Appropriate Inquiry (AAI), guidance from the City of Avondale, and the terms and conditions of AMEC's Proposal No. PV07-05-10-r1, dated June 26, 2007.

The Property consisted of a 13.7-acre rectangular parcel. The current Property owner is Leverton Properties, L.L.C., who is currently leases the Property for agricultural purposes. At the time of the Phase I ESA, the eastern half of the Property consisted of agricultural land. A former aircraft hanger/storage structure was present on the central-western portion of the Property. Agricultural chemicals and agricultural equipment and supplies were stored in and around the exterior of this structure. A storage/office structure was present on the southwest corner of the Property and housed tools, equipment, and vehicles. A concrete water basin with a sump was present on the northwest corner of the Property along with a concrete pad.

The Property was previously used for agriculture, prior to 1949. A single-family residential structure was present on the northwest corner of the Property from 1949 until approximately 1970. The Property also operated as a crop dusting facility that included an airstrip along the entire northern portion of the Property, and the current aircraft hanger/storage structure and storage/office structure. The name of the facility was Country Boy Crop Dusting, which operated from 1955 until the early 1990s. Operations associated with the crop dusting facility included chemical storage, aircraft and equipment maintenance, chemical mixing, and underground fuel storage.

Items of Environmental Note

- The method of sewage disposal for a former residential structure on the northwest corner of the Property is unknown. Field observations did not indicate the presence of a septic tank within the Property. If a septic system is encountered during demolition or construction activities, it should be properly abandoned.

De Minimis Conditions

- Containers of paint, oil, herbicides, lubricants, and containers of unknown contents were observed in and around the aircraft hanger/storage structure. The containers ranged in size from approximately one (1) to 55 gallons.

Historical Recognized Environmental Conditions (RECs)

- The Property was listed on the Leaking Underground Storage Tank (LUST) and the Underground Storage Tank (UST) databases as the Country Boy Crop Dusting Company. Five (5) USTs were located on the Property. Three (3) of the USTs were removed from the

Property on November 11, 1990 and the other two (2) were removed on March 13, 1997. After removal activities of the initial three (3) USTs and soil sampling were performed, it was determined that a release had occurred due to elevated levels of common gasoline constituents in the soil samples. Soil sampling in September, 2000, revealed that the elevated levels of gasoline constituents were no longer present and was attributed to natural degradation of the constituents. ADEQ issued a Case Closure letter for the three (3) USTs on November 28, 2000. For the two other removed USTs, ADEQ issued a UST Closure Report on March 13, 1997. Because no release was detected from the other 2 USTs and they have been removed, they are considered historical RECs. The LUST files for the Property are also historical RECs for the Property because it has been officially closed.

Known or Suspected RECs

- The former presence of a crop dusting operation is a REC for the Property. Operations associated with the crop dusting facility included chemical storage, aircraft and equipment maintenance and chemical mixing. In addition, previous soil sampling and remediation that occurred on the Salt River Project well site that previously was part of the Property indicated that toxaphene, dichlorodiphenyltrichloroethane (DDT), dichlorodiphenyldichloroethylene (DDE), and dichlorodiphenyldichloroethane (DDD) were present in concentrations exceeding their respective Arizona Non-Residential Soil Remediation Levels. It is likely that the Property has similar contamination based on its historical use as a crop dusting facility.
- Surface staining on soil and asphalt was observed in and around the aircraft hanger/storage structure and on the airstrip. An oil drum with a dispenser pump was observed on the western portion of the Property off the northeast corner of the storage/office structure. Visible staining was observed down the side of the steel drum and onto the soil below

Recommendations

- AMEC recommends performing a Phase II Environmental Site Assessment to evaluate the potential impacts from the crop dusting facilities' operations that included chemical storage, aircraft and agriculture equipment maintenance, mixing of chemicals, and the airstrip. Assessment techniques could include soil sampling for pesticides, herbicides, metals and volatile organic compounds (VOCs) throughout the Property. Specific areas of concern include:
 1. Staining associated with current and former storage of chemicals associated with agricultural operations and maintenance of aircraft and farming equipment through the Property.
 2. The concrete water basin located on the northwest corner of the Property may have been used for chemical mixing.
 3. The airstrip and turnaround areas where aircraft loaded agricultural chemicals and taxied.
 4. Debris and equipment storage area on the south central portion of the Property.

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1.0 INTRODUCTION

This report presents the results of a Phase I Environmental Site Assessment (ESA) conducted by AMEC Earth & Environmental, Inc. (AMEC) for the City of Avondale (the Client) regarding a 13.7-acre property located at 901 to 905 North Avondale Boulevard in Avondale, Arizona (the Property). The Property consists of one parcel with Assessor Number 102-57-006C. The Phase I ESA was conducted in general accordance with the scope and limitations of American Society for Testing and Materials (ASTM) Standard Practice E 1527-05, the Environmental Protection Agency (EPA) Standards and Practices for All Appropriate Inquiry (AAI), guidance from the City of Avondale, and the terms and conditions of AMEC's Proposal No PV07-05-10-r1, dated June 26, 2007. Any exceptions to, or deviations from, the ASTM Standard Practice are described in Section 7.0 of this report. The Environmental Professional for this Phase I ESA is Mr. Tim Ostapuk. His qualifications are listed in Section 11.0 of this report.

1.1 Data Gaps

Based on our Phase I ESA, AMEC has not identified data gaps for the Property.

1.2 Purpose

The purpose of this Phase I ESA is to render an opinion as to whether surficial or historical evidence indicates any recognized environmental conditions (RECs) in connection with the Property at the time of AMEC's assessment.

1.3 Terms and Conditions

Mr. Paul Lopez with the City of Avondale provided project details to AMEC. AMEC's scope of services consisted of the following activities:

- Review of certain federal and state regulatory agency databases for the Property and up to a 1.0 mile radius from an approximate center point established for the Property.
- Review and evaluate available historical records, topographical maps, historical aerial photographs, Sanborn maps, and city directories.
- Research information publicly available and reasonably ascertainable to determine Property usage since first development or 1940, whichever is earlier.
- Contact various city or county agencies for environmental information pertaining to the Property.
- Conduct a site reconnaissance to evaluate current Property conditions and note visual evidence of recognized environmental conditions.
- Conduct a visual reconnaissance of properties within 0.5 mile of the Property.
- Interview people with significant knowledge of the Property.
- Prepare a report of findings.

This report presents AMEC's field observations, findings, and conclusions. The criteria used to evaluate the Property meet the level of care and technical complexity currently practiced by environmental professionals within our service area for projects of a similar scope. The summary of findings and conclusions in this report are subject to modification if AMEC or any other party develops subsequent information. This report has been prepared in accordance with the limitations presented in Appendix A.

1.4 Definitions

For the purpose of this Phase I ESA, the following terms referred to in the report shall be defined as follows:

- *Property* – 13.7 acres located at 901 to 905 North Avondale Boulevard in Avondale, Arizona (the Property).
- *Project Area* – Refers to an approximate 0.5 mile radius around the Property.
- *Adjoining Properties* – Any real property or properties, the border of which is contiguous with that of the Property, or that would otherwise be contiguous with the Property but for a street, road, or other public thoroughfare separating them.
- *Recognized Environmental Condition* – The term recognized environmental condition means the presence or likely presence of any hazardous substances or petroleum products on a Property under conditions that indicate an existing release, a past release, or material threat of a release of any hazardous substances or petroleum products into structures on the Property or into the ground, groundwater, or surface water of the Property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be subject to an enforcement action if brought to the attention of appropriate governmental agencies.
- *Historical Recognized Environmental Condition* – The term historical recognized environmental condition means an environmental condition which, in the past, would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition. If a past release of any hazardous substances or petroleum products has occurred in connection with the Property and has been rededicated, with such rededication accepted by the responsible regulatory agency, this condition shall be considered an historical recognized environmental condition.
- *Key Property Manager* – The person or persons who are relied upon for current and historical information regarding the Property.
- *Groundwater Flow Direction* – The shallow groundwater (i.e., nearest to the ground surface) flow direction is based on topographic maps, surface water conditions in the project area, public documents, and/or interviews with knowledgeable people. AMEC did not make any quantitative assessment of groundwater flow as part of this assessment. Notwithstanding, with regard to subsequent references to upgradient, crossgradient or downgradient locations

relative to the Property, AMEC has assumed a southwest direction of groundwater flow in the project area.

2.0 PROPERTY INFORMATION/BACKGROUND

The information provided in this section was obtained during AMEC's site reconnaissance and from interviews with people knowledgeable about the Property. Mr. Tim Ostapuk conducted AMEC's site reconnaissance on September 11, 2007. Photographs depicting Property conditions at the time of AMEC's assessment are presented in the Photographic Log Section of this report.

2.1 Location and Legal Description

The Property is located at 901 to 905 North Avondale Boulevard in Avondale, Arizona. The Property is located in Section 6, Township 1 North, Range 1 East of the West Salt River Valley subbasin as shown on the United States Geological Survey (USGS) 7.5-minute series topographic map entitled, "Tolleson, AZ." The Property's associated parcel number is 102-57-006C. A Site Location Map is presented as Figure 1.

2.2 Current Property Use and General Property Description

The Property, a former crop dusting facility, is currently used for agricultural purposes. At the time of AMEC's assessment, the eastern half of the Property consisted of agricultural land and the western half of the Property contained two structures, an asphalt airstrip, an asphalt pad, a concrete pad, a concrete water basin, an exterior debris and equipment storage area, and various pieces of farming equipment. A Site Map is presented as Figure 2.

An aircraft hanger/storage structure, and was located on the western portion of the Property. General construction of the structure consisted of block walls, corrugated roof, wood trusses and concrete and bare soil floors. The structure housed many pieces of old farming equipment.

A storage/office structure is located on the southwest portion of the Property. General construction of the structure consisted of metal corrugated walls and roofing, concrete floors, finished gypsum wallboard interior office and living spaces, and vinyl floor tile floors. The structure housed tools, maintenance equipment, and vehicles.

A concrete pad is located on the northwest corner of the Property. Adjacent to the pad is a concrete water basin. The basin was empty at the time of the site visit.

2.3 Property Utilities

The following utilities were noted on the Property:

- Electric: Salt River Project
- Water: Private Well
- Gas: Available from Southwest Gas
- Sewer and Trash: Available from the City of Avondale

2.4 Adjacent Property Use

As part of AMEC's site assessment, a visual reconnaissance of the properties adjoining the Property was conducted. Roadways/properties which adjoin the Property are as follows:

Adjacent Property Use
North – Roosevelt Street and Hilton Garden Inn and Homewood Suites with Interstate 10 further north
East – 111 th Avenue alignment followed by agricultural land
South – Residential houses on agricultural land with a single-family residential development further south.
West – Avondale Boulevard followed by fallow and cultivated agricultural land.

AMEC viewed the adjoining properties from the Property and/or public roadways and found no visual evidence of significant chemical storage, improper waste disposal, or other indications of adverse environmental conditions.

2.5 Area Use

General property use within the 0.5 mile project area consists of mostly farms and single-family residential property. AMEC viewed the 0.5 mile project area from public roadways and did not observe any visual evidence of significant chemical storage, improper waste disposal, or other indications of adverse environmental conditions. Due to the agricultural and residential nature of the area, the chemicals stored nearby are likely to include pesticides, herbicides and household cleaners.

2.6 User-Provided Information

A questionnaire was submitted to Mr. Paul Lopez with the City of Avondale. As of the date of this report, the questionnaire has not been returned to AMEC.

3.0 PAST USE(S) OF PROPERTY AND ADJOINING PROPERTIES

The Property history and land use were evaluated from information provided by the Client as well as research relating to the Property address, local agencies, and review of Sanborn maps, historical aerial photographs, and topographical maps (as available). AMEC has attempted to identify obvious uses of the Property back to the first developed use of the Property. This historical information is documented in the following subsections.

3.1 Previous Property Uses

Based upon the above referenced sources, the following is a summary of the previous Property uses:

Historical aerial photographs indicate that the Property was occupied prior to 1949 and was used for agricultural purposes. A single-family residential structure was present on the northwest corner of the Property from 1949 until approximately 1970. The current airstrip and two structures were constructed in the mid-1950s. A small structure and equipment existed on the south-central portion of the Property from 1979 until 1998. The Property was occupied by Freeway Avenue Ag, Inc. from 1991 until 1997, according to Arizona State Fire Marshal occupancy reports and City Directory listings. According to the Maricopa County Assessor's Office, the current owner of the Property is Leverton Properties, L.L.C., who is currently leasing the Property to Mr. Jack Canavalob, who utilizes the Property for agricultural purposes.

3.2 City Directory Review

City directories include street address listings of residents and businesses. Listings are typically reviewed to identify names of facilities suggesting use, generation, storage, treatment, or disposal of potentially hazardous materials or petroleum products. AMEC reviewed historical city directory abstracts produced by Environmental Data Resources (EDR) for the Property's addresses and city directories held in the Phoenix Central Library. Because of the orientation of the Property, AMEC reviewed listings in the range of 901 to 1001 North Avondale Boulevard and 115th Avenue in Avondale, Arizona. The following tables summarize AMEC's findings.

13.7-Acre Property	
Year	901-1001 North Avondale Boulevard and Occupant
1957, 1959, 1961, 1964, 1965, 1966, 1967, and 1969, 1979, 1980	No Listings
1995	901 N 115th Ave - Freeway Av Ag Inc
1997	901 N 115th Ave - Freeway Av Ag Inc
2002 and 2004	No Listings

The Property is listed as Freeway Avenue Ag, Inc. in 1995 and 1997. A copy of the EDR City Directory review is located in Appendix B

3.3 Topographic Map Review

AMEC reviewed four versions of the "Tolleson, Arizona" USGS 7.5-minute series topographic map for the Property, dated 1957, 1971, 1974, and 1982 provided by EDR. Copies of the maps are included in Appendix C. These maps provide little specific information related to the Property. However, the following items were noted:

13.7-Acre Property		
Topographic Map Date and Version	Site	Adjacent Sites
1957-1982 "Tolleson, AZ"	The Property is outlined on the map with the label "landing strip." There are no other site specific features.	The surrounding streets appear in their current alignments, with the exception of I-10, which is not shown. The Agua Fria River is approximately 1.25 miles to the northwest.

3.4 Aerial Photograph Review

AMEC reviewed recent and historical aerial photographs provided by EDR and Rupp Aerial Photography. The review was completed to evaluate past uses and characteristics of the Property as well as the adjoining properties. The following text presents the date and a brief description of each photograph reviewed. Copies of the aerial photographs provided by EDR and Rupp Aerial Photography are included in Appendix D.

13.7-Acre Property		
Aerial Photograph Date	Site	Adjacent Site
February 20, 1949	The Property has a small structure on the northwest corner of the Property. The rest of the Property is agricultural land.	North – Houses on agricultural land.
		West – Houses on agricultural land.
		South – Houses on agricultural land.
		East – Houses on agricultural land.
January 1, 1954	No significant change compared to the 1949 photograph.	North – No significant change compared to the 1949 photograph.
		West – No significant change compared to the 1949 photograph.
		South – No significant change compared to the 1949 photograph.
		East – No significant change compared to the 1949 photograph.
January 3, 1958	An airstrip is present along the entire north portion of the Property. A long rectangular structure is present on the western portion of the Property. A square shaped structure is present on the southwest corner of the Property. Possible dark staining or asphalt covering appear on the western half of the airstrip. The south eastern portion of the Property is cultivated agricultural land.	North – No significant change compared to the 1954 photograph.
		West – No significant change compared to the 1954 photograph.
		South – No significant change compared to the 1954 photograph.
		East – No significant change compared to the 1954 photograph.
January 21, 1964	No significant change compared to the 1958 photo.	North – No significant change compared to the 1958 photograph.
		West – No significant change compared to the 1958 photograph.
		South – No significant change compared to the 1958 photograph.
		East – No significant change compared to the 1958 photograph.

13.7-Acre Property		
Aerial Photograph Date	Site	Adjacent Site
January 29, 1970	The structure on the northwest corner of the Property is no longer present. Two tank-like features are present on the northern portion of the runway.	North – No significant change compared to the 1964 photograph.
		West – No significant change compared to the 1964 photograph.
		South – No significant change compared to the 1964 photograph.
		East – No significant change compared to the 1964 photograph.
January 2, 1976	No significant change compared to the 1970 photograph.	North – No significant change compared to the 1970 photograph.
		West – No significant change compared to the 1970 photograph.
		South – No significant change compared to the 1970 photograph.
		East – No significant change compared to the 1970 photograph.
January 13, 1979	A concrete slab is located on the west portion of the runway. Equipment is staged around the structures on the western portion of the Property. A small structure is now present on the south-central portion of the Property.	North – No significant change compared to the 1976 photograph.
		West – No significant change compared to the 1976 photograph.
		South – No significant change compared to the 1976 photograph.
		East – No significant change compared to the 1976 photograph.
December 28, 1979	Two airplanes are present on the western portion of the Property.	North – No significant change compared to the previous 1979 photograph.
		West – No significant change compared to the previous 1979 photograph.
		South – No significant change compared to the previous 1979 photograph.
		East – No significant change compared to the previous 1979 photograph.
December 15, 1980	Two airplanes along with two structures are present on the western portion of the Property. A long stain-like feature is present on the south central portion of the property. Items are stored on the south central portion of the Property. The south eastern portion of the Property is agricultural land.	North – Agricultural land followed by the construction of Interstate 10. The overpass bridges are present.
		West – Avondale Boulevard with agricultural land and some residential structures.
		South – Residential structures on agricultural land.
		East – Agricultural land.

13.7-Acre Property		
Aerial Photograph Date	Site	Adjacent Site
January 4, 1984	A long stain is present on the south, west half portion of the Property. Four airplanes are present on the western portion of the Property.	North – Agricultural land followed by Interstate q0
		West – No significant change compared to the previous 1980 photograph.
		South – No significant change compared to the previous 1980 photograph.
		East – No significant change compared to the previous 1980 photograph.
January 8, 1989	No significant change compared to the previous 1984 photograph.	North – No significant change compared to the previous 1984 photograph.
		West – No significant change compared to the previous 1984 photograph.
		South – No significant change compared to the previous 1984 photograph.
		East – No significant change compared to the previous 1984 photograph.
February 15, 1994	A rectangular asphalt area is present on the central western portion of the Property.	North – No significant change compared to the previous 1989 photograph.
		West – No significant change compared to the previous 1989 photograph.
		South – No significant change compared to the previous 1989 photograph.
		East – No significant change compared to the previous 1989 photograph.
February 26, 1998	The small structure on the south-central portion of the Property is no longer present.	North – No significant change compared to the previous 1994 photograph.
		West – No significant change compared to the previous 1994 photograph.
		South – No significant change compared to the previous 1994 photograph.
		East – No significant change compared to the previous 1994 photograph.
March 18, 2000	No significant change compared to the previous 1994 photograph.	North – No significant change compared to the previous 1998 photograph.
		West – No significant change compared to the previous 1998 photograph.
		South – No significant change compared to the previous 1998 photograph.
		East – No significant change compared to the previous 1998 photograph.

Historical aerial photographs indicate that the Property was occupied from at least 1949 until present day. The 1949 photograph is the earliest record available. According to historical aerial photographs, the Property has been used for agricultural purposes as early as 1949. A single-family residential structure was present on the Property in the 1949 aerial photograph until the 1970 photograph when it was no longer present. An airstrip and two structures appear on the Property in their current alignment in the 1958 photograph. A small structure and equipment storage area appears on the

south-central portion of the Property in the 1979 photograph until the 1998 photograph when it is no longer present.

3.5 Sanborn Map Review

AMEC requested Sanborn fire insurance maps from EDR. According to EDR, the largest and most complete collection of Sanborn fire insurance maps has been reviewed and fire insurance maps depicting the Property at the specified address were not found. A copy of the EDR response is located in Appendix E.

3.6 Fire Department

AMEC requested information from the City of Avondale Fire Department on September 5, 2007 regarding the Property. The City of Avondale Fire Department found no records for this Property.

AMEC obtained information from the Arizona State Fire Marshal regarding the Property. According to two occupancy reports dated May 17, and 23, 1991, the Property is occupied by Freeway Av Ag Inc. located at 901 North 115th Avenue. The reports state that re-piping occurred to two, 1,000-gallon existing underground storage tanks took place. Copies of the occupancy reports are located in Appendix F.

3.7 County Tax Assessor

According to the Maricopa County Assessor's and Recorder's Offices, Leverton Properties LLC owns parcel 102-57-006C.

3.8 County Septic Records

AMEC contacted the Maricopa County Environmental Services Department for septic records by a written request on September 28, 2007. The Maricopa County Environmental Services Department found no records for this Property.

3.9 City Planning, Zoning and Building Departments

AMEC requested environmental information related to the Property from the City of Avondale City Clerks Office. At the time of this report, AMEC has not received a response from the City.

3.10 Water/Wastewater Department

Water is supplied to the Property by a private well. The well number is 620400 with a well depth of 397 feet and a water level depth of 140 feet. The well is located on the site south of the Property and not on the Property itself.

3.11 Arizona Department of Environmental Quality (ADEQ) – Waste Programs Division

Declaration of Environmental Use Restrictions (DEURs) are restrictive land use covenants that are required when a property owner elects to use an institutional (i.e., administrative) control or engineering (i.e., physical) control as a means to meet remediation goals. The DEUR runs with and burdens the land, and requires maintenance of any institutional or engineering controls. The DEUR replaced the Voluntary Environmental Mitigation Use Restriction (VEMUR) on July 18, 2000. A VEMUR was a restrictive land use covenant implemented when a landowner agreed to limit a property to non-residential uses. The ADEQ Waste Programs Division maintains a list of sites that have VEMURs and/or DEURs. A review of the list did not indicate that a VEMUR or a DEUR was associated with the Property.

4.0 RECORDS REVIEW

The following section is based on public information obtained from various federal, state, and local agencies that maintain environmental regulatory databases. These databases contain information about facilities or sites that have reported incidents involving hazardous materials or inappropriate use, storage, or transportation of such materials. The purpose of the records review is to obtain and review reasonably ascertainable records that will help identify recognized environmental conditions concerning the Property. Information was gathered by AMEC personnel and by EDR. AMEC personnel reviewed the information that appeared on these lists. In this case, the zip code (85323) for the Property was used to provide a controlled area for the data search. All references to groundwater flow direction are based on an assumed west-northwest direction. A discussion of the reviewed information is summarized in the following table and is presented in the following sections. The data provided by EDR are presented in Appendix G.

Database Name	Date of Latest Government Version	Agency	Search Distance (mile)	Sites
Federal National Priorities List (NPL) Site List	09/27/06	Environmental Protection Agency (EPA)	1.0	0
Proposed NPL Sites	09/27/06	EPA	1.0	0
Delisted NPL Sites	09/27/06	EPA	1.0	0
NPL Recovery Sites	10/15/91	EPA	1.0	0
Federal Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) List	08/09/06	EPA	0.5	0
Federal CERCLIS No Further Remediation Action Planned (NFRAP) List	10/10/06	EPA	0.5	0

Database Name	Date of Latest Government Version	Agency	Search Distance (mile)	Sites
Federal Resource Conservation Recovery Act (RCRA) Corrective Action Report (CORRACTS) Facility List	09/27/06	EPA	1.0	0
Federal RCRA Treatment, Storage, and Disposal Facilities (TSDF) List	06/13/06	EPA	0.5	0
RCRA Large Quantity Generators (LQG) List	06/13/06	EPA	0.25	0
RCRA Small Quantity Generators (SQG) List	06/13/06	EPA	0.25	0
Federal Emergency Response Notification System (ERNS) List	12/31/05	National Response Center	Target Property	0
Formerly Used Defense Sites (FUDS)	12/31/05	US Army Corps of Engineers	0.5	0
Federal Department of Defense (DOD) Sites	12/31/05	United States Geological Society (USGS)	1.0	0
Federal Superfund Consent Decrees (CONSENT) Site List	12/14/04	Dept of Justice	1.0	0
Federal Records of Decision (ROD) Site List	10/07/06	EPA	1.0	0
Federal Facility Index System / Facility Registry System (FINDS) List	07/21/06	EPA	Target Property	0
Federal Hazardous Materials Information Reporting (HMIRS) List	08/01/06	US Department of Transportation (DOT)	Target Property	0
Federal Material Licensing Tracking System (MLTS) List	07/10/06	Nuclear Regulatory Commission	Target Property	0
Federal Mines Master Index File (MINES) List	05/16/06	Dept of Labor	0.25	0
Federal NPL Liens List	10/15/91	EPA	Target Property	0
Federal Polychlorinated Biphenyl (PCB) Activity Database System (PADS) List	07/07/06	EPA	Target Property	0
Federal Engineering Controls Sites List	03/21/06	EPA	0.5	0
Federal Open Dump Inventory Sites (ODI) List	06/30/85	EPA	0.5	0

Database Name	Date of Latest Government Version	Agency	Search Distance (mile)	Sites
Federal Uranium Mill Tailings (UMTRA) List	11/04/05	Dept of Energy	0.5	0
Federal RCRA Administrative Action Tracking System (RAATS) List	04/17/95	EPA	Target Property	0
Federal Toxic Chemical Release Inventory System (TRIS) List	12/31/04	EPA	Target Property	0
Federal Toxic Substances Control Act (TSCA) List	12/31/02	EPA	Target Property	0
Federal Section Seven Tracking Systems (SSTS) List	12/31/04	EPA	Target Property	0
Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) / TSCA Tracking System (FTTS)	10/19/06	EPA	Target Property	0
State Superfund Program List (SPL)	08/25/04	Arizona Department of Environmental Quality (ADEQ)	1.0	0
State Hazardous Waste Sites (SHWS)	01/03/00	ADEQ	1.0	0
State Solid Waste Facility Landfill List Sites (SWF/LF)	05/01/04	ADEQ	0.5	0
State Registered Underground Storage Tank (UST) Listings	05/01/05	ADEQ	0.25	1
State Registered Leaking Underground Storage Tank (LUST) Listing	05/01/05	ADEQ	0.5	2
AZ Water Quality Assurance Revolving Fund (WQARF) Sites	07/17/06	ADEQ	1.0	0
Indian Reservations	12/31/04	USGS	1.0	0
UST	05/01/05	EPA Region IX	0.25	0
LUST	05/01/05	EPA	0.5	0
State Solid Waste Tire Facilities (SWTIRE)	11/01/05	ADEQ	0.5	0
State Voluntary Cleanup Program (VCP)	07/11/06	ADEQ	0.5	0
State Aboveground Storage Tank (AST) List	12/31/00	Dept of Building & Fire Safety	0.25	0

Database Name	Date of Latest Government Version	Agency	Search Distance (mile)	Sites
AZ Spills	06/30/01	ADEQ	Target Property	0
AZ DOD	05/01/06	ADEQ	0.5	0
Waste Water Treatment Facilities (WWFAC)	05/17/06	ADEQ	0.5	0
Waste Water Treatment Facilities with Aquifer Protection Permits (Aquifer)	02/25/04	ADEQ	Target Property	0
Dry Cleaners	01/20/06	ADEQ	0.25	0
Drywells	08/15/06	ADEQ	Target Property	0
AZ Airs Database	08/01/06	ADEQ	Target Property	0
US Brownfields List	7/11/06	EPA	0.5	0
Federal Sites with Institutional Controls List	10/14/05	EPA	0.5	0
State Activity and Use Limitations (AUL) Department of Environmental Use Restriction (DEUR) Database	07/17/06	ADEQ	0.5	0
State Brownfields Tracking System	07/11/06	ADEQ	0.5	0
Gas Stations/Dry Cleaners	Not available	EDR	0.25	0
Dry Cleaners	Not available	EDR	0.25	0
Manufactured Gas Plants	Not available	EDR	1.0	0
Indian Reservations	12/31/2005	USGS	1.0	0
Indian UST	09/07/2006 – 8/24/2006	EPA Region IX	0.25	0
Indian LUST	09/07/2006 – 8/24/2006	EPA	0.5	0

In addition, fourteen sites were listed in the orphan site summary. "Orphans" are sites that could not be located due to the absence of a street address. The sites listed are SHWS, SWF/LF, RCRA-SQG, and FINDS. AMEC reviewed the orphan sites and attempted to located them using city street maps and online mapping tools such as MapQuest®. The orphan sites were reviewed by AMEC and, based on available information; none of the sites were located within of the 1.0 mile search radii. AMEC does not consider these sites RECs due to their distance, direction and orientation from the Property.

4.1 Federal Agency Databases/Records

The following federal records were obtained from EDR.

4.1.1 National Priorities List

The National Priorities List (NPL), or Superfund Sites list, is the United States Environmental Protection Agency's (EPA's) database of uncontrolled or abandoned hazardous waste sites identified for priority investigations and, as appropriate, remedial actions under the Superfund Program.

A review of the NPL database, as provided by EDR, indicated that there are no sites within the 1.0 mile search radius.

4.1.2 Federal Superfund Consent Decrees (CONSENT) Site List

CONSENT sites are major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. The sites are released periodically by US District Courts after settlement by parties to litigation matters.

A review of the CONSENT database, as provided by EDR, indicated that there are no sites within the 1.0 mile search radius.

4.1.3 Federal Records of Decision (ROD) Site List

ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid the cleanup. A review of the ROD database, as provided by EDR, indicated that there are no sites within the 1.0 mile search radius.

4.1.4 Treatment, Storage & Disposal Facilities

The EPA's RCRA Program maintains a compilation of reporting facilities that receive, transport, store, or dispose (TSDFs) of hazardous waste. A search of the TSDF database, as provided by EDR, indicated there are no sites within the 0.5 mile search radius.

4.1.5 Resource Conservation and Recovery Act Corrective Action Sites List

The EPA maintains the RCRA Corrective Action Sites (CORRACTS) list, which identifies facilities that are undergoing "corrective action" under RCRA. A "corrective action order" is issued pursuant to RCRA Section 3008(h) when there has been a release of hazardous waste or constituents into the environment from an RCRA-regulated facility. Corrective actions may be required beyond the facility's boundary and can be required regardless of when the release occurred, even if it predates RCRA. A review of the CORRACTS database, as provided by EDR, indicated there are no sites within the 1.0 mile search radius.

4.1.6 RCRA Generators

The RCRA database maintained by the EPA lists facilities that have notified the EPA of hazardous waste activity. The notifiers may engage in the generation, transportation, treatment, storage, and/or disposal of hazardous wastes. There are three categories of hazardous waste generators:

1. Generators of no more than 100 kilograms per month (kg/mo), known as conditionally exempt small-quantity generators.
2. Generators of 100 to 1,000 kg/mo, known as small-quantity generators.
3. Generators of 1,000 kg or more in a month, known as large-quantity generators.

A review of the RCRA database indicated that the Property was not listed on this database. A review of the RCRA database indicated that there are no small-quantity generator sites within the 1.0 mile search radius.

4.1.7 Formerly Used Defense Sites

The US Army Corps of Engineers keeps a listing of Formerly Used Defense Site (FUDS) where they are actively working or will take necessary cleanup actions.

A review of the FUDS list, as provided by EDR, has revealed that there are no FUDS sites within the 0.5 mile search radius.

4.1.8 Comprehensive Environmental Response, Compensation and Liability Information System

The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) contains data on potentially hazardous waste sites that have been reported to the EPA by states, municipalities, private companies, and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the NPL and sites which are in the screening and assessment phase for possible inclusion on the NPL.

A review of the CERCLIS list, as provided by EDR, has revealed that there are no CERCLIS sites within the 0.5 mile search radius.

4.1.9 Comprehensive Environmental Response, Compensation, and Liability Information System No Further Remedial Action Planned Report

The federal CERCLA legislation was authorized to finance the cleanup of abandoned disposal sites throughout the United States. The No Further Remedial Action Planned Report (NFRAP), also known as the CERCLIS archive, contains information pertaining to sites that have been removed from the EPA's CERCLIS database. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without need for the

site to be placed on the NPL, or the contamination was not serious enough to require federal Superfund action or NPL consideration.

A search of the CERCLIS-NFRAP database, as provided by EDR, revealed that there are no sites within the 0.5 mile search radius.

4.1.10 Emergency Response Notification System

The Emergency Response Notification System (ERNS) is a national database which compiles information on reported releases of petroleum and hazardous substances. The database contains information from spill reports made to federal authorities including the EPA, the US Coast Guard, National Response Center, and the Department of Transportation. A search of the ERNS database, as provided by EDR, indicated that no listings are located on the Property.

4.1.11 State Agency Databases/Records

Reports compiled from Arizona state agencies were obtained from EDR and were reviewed by AMEC.

4.1.12 Arizona Superfund Program List

The Arizona Superfund Program List (SPL) is comprised of sites and potential sites within the jurisdiction of the Superfund Program Section (SPS). A search of the SPL database, as provided by EDR, indicated that there are no sites within the 1.0 mile search radius.

4.1.13 Arizona State Sites List CERCLA Information and Data System

The Arizona CERCLA Information and Data System (ACIDS) list contains locations subject to investigations concerning possible contamination of soil, surface water or groundwater under federal CERCLA and the state WQARF programs. The inclusion of a particular facility on this database does not necessarily indicate that the site is contaminated, is causing contamination, or is in violation of state or federal statutes and regulations. The listing implies that, due to the nature of activities conducted at these locations, a potential for the previously mentioned conditions exists. This list is no longer updated by the state. A review of the ACIDS, as provided by EDR, list indicated there are no sites within the 1.0 mile search radius.

4.1.14 Leaking Underground Storage Tank List

The ADEQ maintains an inventory of known or reported incidents involving leaking underground storage tanks (LUSTs). ADEQ's LUST list indicated two facilities located within the 0.5 mile search radius.

LUST DATABASE						
Facility, Address, LUST Number	Distance From Property	Direction From Property	Groundwater Gradient (General for Vicinity Flow)	Regulatory Status (ADEQ)	Closure Date (if applicable)	Environmental Concern (Y/N)
Country Boy Crop Dusting 901 N 115 th Ave LUST #1611.01	Target Property	Target Property	Target Property	Closed	12/12/00	N
Kokosing Construction Company 11500 W Van Buren St LUST #1263.02	0.25 – 0.5	S	Downgradient	Open	N/A	N

The Country Boy Crop Dusting LUST is the target Property for this Phase I ESA. A review of the Arizona Department of Environmental Quality LUST Files determined that the site was closed. A Case Closure letter, along with other relative information regarding the LUST site, is provided in Appendix H. According to the records, five (5) USTs were located on the site. Two 10,000-gallon gasoline tanks were excavated and removed from the Property on March 12, 1997. After removal activities and soil sampling, ADEQ issued a UST Closure Report on March 13, 1997 for the two 10,000-gallon USTs. The three (3) other tanks were removed from the site in December 1990. After removal activities and soil sampling, it was determined that a release had occurred due to elevated levels of common gasoline constituents in the soil samples. Soil sampling in September 2000, revealed that the elevated levels of gasoline constituents were no longer present. ADEQ issued a Case Closure letter for the three (3) USTs on November 28, 2000. According to the letter, based on laboratory analysis ADEQ determined that the extent of soil contamination and vertical extent of contamination was adequately defined at approximately 10 feet below ground surface (bgs). The horizontal extent of contamination has been defined to found in an approximately 15 foot radius around the release locations, according to the report. The depth to groundwater is estimated to be 140 bgs and the highest levels of soil contamination identified to date were below the laboratory reporting limits.

This is a historical REC for the site and is not considered a REC because it has been officially closed.

The Kokosing Construction Company LUST has been assigned a leak priority of "Free Product on GW," and has impacted the groundwater. However, it is not considered a REC due to its distance, direction, and down-orientation from the Property.

4.1.15 Underground Storage Tank (UST) List

Under Subtitle I of the 1984 RCRA Amendments, owners of USTs that contained regulated substances were required to notify (register) the designated state agency of the existence of the tank(s) by May 1986. As the designated agency in Arizona, the ADEQ maintains a list of "registered USTs" in the state. The ADEQ UST registration list was reviewed to determine the number and location of registered USTs on the Property and adjoining properties. A review of the list indicated two facilities within the 0.25 mile search radius.

UST Database						
Facility, Address, and Facility ID Number	Distance From Property	Direction From Property	Groundwater Gradient (General for Vicinity Flow)	Tank Status (ADEQ)	Removal Date (if applicable)	Environmental Concern (Y/N)
Country Boy Crop Dusting 901 N 115 th Ave Facility ID: 0-002952	0.125 – 0.25	Target Property	Target Property	Removed	Tanks 1 & 5 removed on 3/13/97, Tanks 2-4 removed on 12/18/90	N
Kokosing Construction Company 11500 W Van Buren St Facility ID: 0-002887	0.25 – 0.5	S	Crossgradient	Removed	All tanks (4) removed on 11/14/90	N

The Country Boy Crop Dusting USTs were located on the target Property for this Phase I ESA. The tanks were removed on November 11, 1990 and March 13, 1997. The Property is listed in the LUST database as discussed above. The removed USTs are considered historical.

4.1.16 Landfill/Solid Waste Site Lists

The "Active/Inactive Landfills List," a statewide list maintained by ADEQ of active and inactive (closed) municipal landfills List. The EDR database report indicated no listings for the Property and no facilities within the 0.5 mile search radius.

4.1.17 Water Quality Assurance Revolving Fund

The State of Arizona has established the Water Quality Assurance Revolving Fund (WQARF) program to perform investigations and conduct remedial action activities at sites that may have an actual or potential impact upon waters of the state caused by hazardous substances. The WQARF program is the State of Arizona equivalent to the federal Superfund program (CERCLA). The ADEQ Annual WQARF Registry List dated was reviewed to determine if the Property lies within the boundaries of an on-going or proposed project or study area. A review of the project list, as provided by EDR, indicated that the Property does not lie within a WQARF site, and no sites are located within the 1.0 mile search radius.

4.1.18 State Hazardous Waste Sites (SHWS)

The SHWS list and the Arizona CERCLA Information and Data System (ACIDS) list contain locations subject to investigations concerning possible contamination of soil, surface water or groundwater under federal CERCLA. The inclusion of a particular facility on this database does not necessarily indicate the site is contaminated, is causing contamination, or is in violation of state or federal statutes and regulations. The listing implies that, due to the nature of activities conducted at these locations, a potential for the previously mentioned conditions exists. A review of the SHWS List, as provided by EDR, indicated no SHWS listings within the 1.0 mile search radius.

4.1.19 Groundwater Well Registry

The Arizona Department of Water Resources (ADWR) maintains a groundwater well registry. AMEC's review of the ADWR well registry indicated that there are no wells on the Property and 39 groundwater wells within the 0.5 mile search radius. A detailed description of each well and a well registry map are provided in Appendix I. Water is supplied to the Property by a private well. The well number is 620400 with a well depth of 397 feet and a water level depth of 140 feet. The well is located on the site south of the Property and not on the Property itself. A Salt River Project well site is located immediately adjacent and west of the Property. The well site used to be part of the Property.

4.1.20 Drycleaners

A review of the Drycleaners list, as provided by EDR, has revealed that there are no drycleaners sites within the 0.25 mile search radius.

4.1.21 Solid Waste Tire Facilities

ADEQ maintains a database of solid waste facilities at which waste tires are stored outdoors. AMEC's review of the database, as provided by EDR, indicated no sites within the 0.5 mile search radius.

4.1.22 Voluntary Remediation Program Sites

ADEQ maintains a database of voluntary remediation program sites. AMEC's review of the database, as provided by EDR, indicated no sites within the 0.5 mile search radius.

4.1.23 Waste Water Treatment Facilities

ADEQ maintains a database of waste water treatment facilities (WWFAC). AMEC's review of the database, as provided by EDR, indicated no facilities within the 1.0 mile search radius.

4.1.24 State Activity and Use Limitations Declaration of Environmental Use Restriction Database

Activity and Use Limitations (AULs) include both engineering controls and institutional controls. A Declaration of Environmental Use Restriction (DEUR) is a restrictive land use covenant that is required when a property owner elects to use an institutional (i.e., administrative) control or engineering (i.e., physical) control as a means to meet remediation goals. The DEUR runs with and burdens the land, and requires maintenance of any institutional or engineering controls. A Voluntary Environmental Mitigation Use Restriction (VEMUR) is a restrictive land use covenant that, prior to July 18, 2000, was required when a property owner elected to remediate the property to non-residential uses. Effective July 18, 2000, the DEUR replaced the VEMUR as a restrictive use covenant. A review of the AUL list, as provided by EDR, has revealed that there are no AUL sites within the 0.5 mile search radius.

4.2 Physiographic Setting

The following subsections present information regarding the general physiographic, geologic and hydrogeologic conditions in the project area. A Geocheck Report was prepared by EDR.

4.2.1 Surface Topography and Drainage

Based on the USGS 7.5-minute topographic map, "Tolleson, Arizona," the Property is approximately 997 feet above mean sea level (msl). The surface topography of the Property is essentially flat and gently slopes west-southwest.

4.2.2 Regional Geology

The following geologic information was obtained for the Site.

<u>Rock Stratigraphic Unit</u>		<u>Geologic Age Identification</u>	
Geologic Code:	Q	Category:	Stratified Sequence
Era:	Cenozoic		
System:	Quaternary		
Series:	Quaternary		

The Property is located within the west portion of the West Salt River Valley Subbasin of the Phoenix Active Management Area (Brown & Pool, 1989). The Salt River Valley is a broad alluvial basin within the Basin and Range physiographic province of the United States (Wilson, 1962). The basin is almost completely surrounded by mountains composed primarily of granitic, metamorphic and volcanic rocks. The valley floor is underlain by unconsolidated to semi-consolidated basin-fill sediments that are more than 15,000 feet thick in the central part of the basin (Hammett and Herther, 1995).

4.2.3 Regional Hydrogeology

Based upon ADWR records, the depth to groundwater within the project area is approximately 60 to 140 feet below ground surface. Regional groundwater flow direction is estimated to be to the west-northwest (Hammett and Herther, 1995). However, localized groundwater flow patterns and depths which differ from these conditions may exist due to the presence of heterogeneous subsurface conditions, local recharge factors and/or local groundwater pumping. Groundwater beneath the project area is contained in an unconfined, highly permeable valley fill deposit of sand, gravel and cobbles. The local aquifer is part of the much larger Salt River Valley aquifer that underlies all of the Salt River Valley, including Phoenix and surrounding cities. The uses of groundwater include drinking water, irrigation, industry, and recreation.

4.2.4 Regional Soil

The following information is based on the United States Department of Agriculture's (USDA) Soil Conservation Service STATSGO data, obtained through EDR.

Soil Component Name:	Marana
Soil Surface Texture:	Silty clay loam
Hydrologic Group:	Class B – Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.
Soil Drainage Class:	Well drained. Soils have intermediate water holding capacity. Depth to water table is more than six (6) feet.
Hydric Status:	Soil does not meet the requirement for a hydric soil.

4.2.5 Flood Zones

The Property is located in a 500-year flood zone based on the EDR Overview Map 2015178.2s.

4.3 Previous Reports

AMEC reviewed a Phase I Environmental Site Assessment report prepared by SCS Engineers (SCS) dated October 31, 2002. The report was for Right of Ways (ROWs) on and adjacent to 115th Avenue between Interstate 10 and Buckeye Road in Avondale, Arizona.

The SCS Phase I ESA report refers to the target Property of this report. The report states that "the odor of agricultural chemicals was observed on the ROWs in the vicinity of the west portion of the former Country Boy Crop Dusting Facility. This facility operated from the 1950s to the 1990s. A wash pad, containment structure, and west terminus of the runway are located topographically upgradient and adjacent to the ROWs. It is possible that pesticides/herbicides utilized by this facility have migrated onto the ROWs".

The SCS Phase I Report also states that the "Country Boy Crop Dusters previously maintained four (4) USTs ranging in capacity from 500- to 10,000-gallons. The tanks have been removed, and were previously located east of the administrative/storage building, an estimated 200 feet east of the ROW. Soil contamination extending to a depth of 10 feet below ground surface was identified. Contaminated soil was subsequently excavated and the LUST file was closed by ADEQ on December 12, 2000. Based upon existing information, the release at this adjoining facility has not adversely impacted the ROW".

The SCS Phase I Report also states that Country Boy Crop Dusting was listed at 905 North 115th Avenue in City Directories from 1952 to 1978. Also according to the report, SCS contacted the State Fire Marshals Office for UST records for 901 and 905 North 115th Avenue. According to the previous report there is record for two removed USTs (Permit No. 97-020) issued to 901 North 115th Avenue on August 24, 1997. The Fire Marshall's Office stated that the facility is listed as the Country Boy Crop Dusting and Freeway Gas.

AMEC reviewed a Soil Sampling Investigation report dated November 2, 2002 by SCS, for the New Well Site located east of 115th Avenue and South of Interstate 10. Soil samples were collected west of the crop dusting facility (the Property) and analyzed for organochlorine pesticides, organophosphate pesticides, and organochlorine herbicides. Based on the results, SCS recommended the excavation and proper disposal of soils containing Organochlorine pesticides above the soil remediation levels.

AMEC reviewed a Site Remediation Report dated January 8, 2003 by SCS Engineers. The report stated that SCS performed soil sampling within the existing ROWs and the new well site area to evaluate the potential presence of pesticides in the soils. Several locations were sampled and found to contain levels of toxaphene, dichlorodiphenyltrichloroethane (DDT), dichlorodiphenyldichloroethylene (DDE), and dichlorodiphenyldichloroethane (DDD) in surface soils. The detected contamination appeared to be associated with former agricultural use of land and the proximity of a former crop dusting strip that may have been the source of overspray. Based on the results, SCS excavated the soil at the new well site to a depth of one and half feet (1.5 feet). SCS also excavated three areas along the ROW to a depth of one (1) foot.

AMEC reviewed the SRP Wellsite (0E-5.5N) Remediation Report dated April 17, 2003 prepared by SCS Engineers. SCS excavated soil within the SRP Wellsite at depths ranging from two to three feet in 2002 and 2003. Verification and waste characterization samples were collected. Sample results indicated that soils contain organochlorine pesticides above the RSRLs had been removed from the well site. The excavated soil was disposed of as non-hazardous waste at Waste Management's Regional Landfill in Surprise, Arizona.

5.0 INTERVIEWS AND RECONNAISSANCE

5.1 Interviews

Mr. Ostapuk interviewed Mrs. Jeannette Ammon, owner of the Property. According to Ms. Ammon, her father, Mr. Bob Leverton, owned the Property starting in 1955. He owned and operated the crop dusting operation on the Property until he retired in 1991. The lessees who took over the Property operated the crop dusting operation for a few years after he retired until Mr. Ammon shut it down. Ms. Ammon did not know what kinds of chemicals were used on the facility.

Ms. Ammon stated that five (5) underground storage tanks were located on the Property in-between the two structures that are on the Property. She stated that the tanks were removed and that she had closure letters for the tanks.

Ms. Ammon stated that a private well provided water to the Property. The well is located south of the Property on her adjoining site. Electricity is provided by the Salt River Project.

Mr. Ostapuk attempted to contact the current lessee of the Property, Mr. Jack Canavalob. Mr. Canavalob has not been able to be contacted as of the date of this report.

5.2 Exterior Observations

At the time of AMEC's assessment, two structures were present on the Property. An aircraft hanger/storage structure was located on the western portion of the Property. General construction of the structure consisted of block walls, corrugated roof, wood trusses and concrete and bare soil floors. The structure housed many pieces of old farming equipment.

A storage/office structure was located on the southwest portion of the Property. General construction of the structure consisted of metal corrugated walls and roofing, concrete floors, finished gypsum wallboard interior office and living spaces, and vinyl floor tile floors. The structure housed tools, maintenance equipment, and vehicles.

A summary of each exterior element is provided below.

5.2.1 Storage Tanks

During AMEC's site reconnaissance, one steel storage tank of a flatbed trailer was observed on the western portion of the Property. The contents of the tank are unknown. AMEC did not observe staining or corrosion of the tank. Another steel tank was observed on the ground adjacent and east of the storage tank on the flatbed. The contents of the tank are unknown. The tank had rusting however AMEC did not observe staining associated with it.

A compressed gas storage tank was observed at the eastern end of the long rectangular structure on the western portion of the Property. The contents of the tank are unknown. The tank had rusting however AMEC did not observe staining associated with it.

AMEC did not observe evidence of previous USTs.

5.2.2 Hazardous/Regulated Materials Use, Storage and Disposal

AMEC visually assessed the Property for the storage, use or disposal of hazardous and/or other regulated materials. AMEC did not observe areas of the Property where hazardous/regulated materials were used and/or stored.

5.2.3 Solid Waste/Storage and Disposal and Chemical Use and Storage

AMEC visually assessed the Property for the storage, use or disposal of solid waste, and chemicals. Multiple plastic and steel containers of paint, oil, herbicides, lubricants, and containers of unknown contents were observed in and around the aircraft hanger/storage structure. AMEC did not observe leakage or spillage associated with these containers, however staining was noted throughout the interior of the structure and in multiple spots around the exterior of the structure.

An oil drum with a dispenser pump was observed on the western portion of the Property. Visible staining was observed down the side of the steel drum and onto the soil below.

5.2.4 Electrical Transformers

Electrical distribution transformers tend to be of two types; pole-mounted or pad-mounted. Most pole- and pad-mounted transformers are owned and/or maintained by the local power company. Some older electrical distribution transformers may contain a dielectric fluid consisting of polychlorinated biphenyls (PCBs), which are regulated by the EPA. AMEC did not observe transformers on the Property.

5.2.5 Wells

AMEC did not observe wells on the Property.

5.2.6 Dry Wells/Storm Drains

A dry well is constructed for the discharge of storm water into the subsurface. Storm drains typically direct storm water to off-site waterways or on-site retention areas. No dry wells or storm drains were observed on the Property.

5.2.7 Sumps, Pits/Ponds/Lagoons/ Pools of Liquid

AMEC observed a concrete water basin on the northwest corner of the Property. The basin had what appeared to be a drain and pipes protruding through the base of the basin attached to hoses with water valves. A sump may be present under the basin. According to Ms. Ammon, the basin was used to hold water that was fed into the hoppers of the airplanes to mix with pesticides. Some minor staining was observed on the concrete surface of the basin.

5.2.8 Surface Staining/Corrosion/Unusual Odors

Surface staining most likely from petroleum, pesticides or herbicides was observed in and around the aircraft hanger/storage structure and on the airstrip.

5.2.9 Stressed Vegetation

AMEC did not observe any areas of stressed vegetation on the Property.

5.2.10 Wastewater

AMEC did not observe any processes that generate industrial wastewater on the Property.

5.2.11 Storm Water

Storm water appears to run off to surrounding properties and collect in low lying areas.

5.3 Interior Observations

No environmental conditions or concerns were observed by AMEC within the structure located on the Property. AMEC observed multiple containers of paint, paint thinner, and sealers stored on shelving in the western room of the storage/office structure. Containers of paint, antifreeze, gasoline, and oil were observed in the central room of this structure also. The containers were in good condition with no indications of leakage or spillage.

6.0 PROPERTY SAMPLING

No surface or subsurface exploration or chemical analysis was conducted as part of this Phase I ESA.

7.0 DEVIATIONS FROM ASTM

This report was prepared in general accordance with the ASTM Standard E 1527-05.

8.0 FINDINGS AND CONCLUSIONS

This report presents the results of a Phase I ESA conducted by for the City of Avondale regarding a 13.7-acre property located at 901 to 905 North Avondale Boulevard in Avondale, Arizona. The Property consists of one parcel with the number 102-57-006 C. The Phase I ESA was conducted in general accordance with the scope and limitations of ASTM Standard Practice E 1527-05, the EPA Standards and Practices for AAI, guidance from the City of Avondale, and the terms and conditions of AMEC's Proposal No PV07-05-10-r1, dated June 26, 2007.

The Property consists of a 13.7-acre rectangular parcel. The current Property owner is Leverton Properties, L.L.C., who currently leases the Property for agricultural purposes. At the time of the Phase I ESA, the eastern half of the Property consisted of agricultural land. A former aircraft hanger/storage structure was present on the central-western portion of the Property. Agricultural chemicals and agricultural equipment and supplies were stored in and around the exterior of this structure. A storage/office structure was present on the southwest corner of the Property and housed tools, equipment, and vehicles. A concrete water basin with a sump was present on the northwest corner of the Property along with a concrete pad.

The Property was previously used for agriculture, prior to 1949. A single-family residential structure was present on the northwest corner of the Property from 1949 until approximately 1970. The Property also operated as a crop dusting facility that included an airstrip along the entire northern portion of the Property, and the current aircraft hanger/storage structure and storage/office structure. The name of the facility was Country Boy Crop Dusting, which operated from 1955 until the early 1990s. Operations associated with the crop dusting facility included chemical storage, aircraft and equipment maintenance, chemical mixing, and underground fuel storage.

Items of Environmental Note

- The method of sewage disposal for a former residential structure on the northwest corner of the Property is unknown. Field observations did not indicate the presence of a septic tank within the Property. If a septic system is encountered during demolition or construction activities, it should be properly abandoned.

De Minimis Conditions

- Containers of paint, oil, herbicides, lubricants, and containers of unknown contents were observed in and around the aircraft hanger/storage structure. The containers ranged in size from approximately one (1) to 55-gallons.

Historical Recognized Environmental Conditions (RECs)

- The Property was listed on the Leaking Underground Storage Tank (LUST) and the Underground Storage Tank (UST) databases as the Country Boy Crop Dusting Company. Five (5) USTs were located on the Property. Three (3) of the USTs were removed from the Property on November 11, 1990 and the other two (2) were removed on March 13, 1997. After removal activities of the initial three (3) USTs and soil sampling were performed, it was determined that a release had occurred due to elevated levels of common gasoline constituents in the soil samples. Soil sampling in September, 2000, revealed that the elevated levels of gasoline constituents were no longer present and was attributed to natural degradation of the constituents. ADEQ issued a Case Closure letter for the three (3) USTs on November 28, 2000. For the two other removed USTs, ADEQ issued a UST Closure Report on March 13, 1997. Because no release was detected from the other 2 USTs and they have been removed, they are considered historical RECs. The LUST files for the Property are also historical RECs for the Property because it has been officially closed.

Known or Suspected RECs

- The former presence of a crop dusting operation is a REC for the Property. Operations associated with the crop dusting facility included chemical storage, aircraft and equipment maintenance and chemical mixing. In addition, previous soil sampling and remediation that occurred on the Salt River Project well site that previously was part of the Property indicated that toxaphene, dichlorodiphenyltrichloroethane (DDT), dichlorodiphenyldichloroethylene (DDE), and dichlorodiphenyldichloroethane (DDD) were present in concentrations exceeding their respective Arizona Non-Residential Soil Remediation Levels. It is likely that the Property has similar contamination based on its historical use as a crop dusting facility.
- Surface staining on soil and asphalt was observed in and around the aircraft hanger/storage structure and on the airstrip. An oil drum with a dispenser pump was observed on the western portion of the Property off the northeast corner of the storage/office structure. Visible staining was observed down the side of the steel drum and onto the soil below


9.0 RECOMMENDATIONS

Based on the results of the Phase I ESA, AMEC offers the following recommendations regarding the Property:

- AMEC recommends performing a Phase II Environmental Site Assessment to evaluate the potential impacts from the crop dusting facilities' operations that included chemical storage, aircraft and agriculture equipment maintenance, mixing of chemicals, and the airstrip. Assessment techniques could include soil sampling for pesticides, herbicides, metals and volatile organic compounds throughout the Property. Specific areas of concern include:
 1. Staining associated with current and former storage of chemicals associated with agricultural operations and maintenance of aircraft and farming equipment through the Property.
 2. The concrete water basin located on the northwest corner of the Property may have been used for chemical mixing.
 3. The airstrip and turnaround areas where aircraft loaded agricultural chemicals and taxied.
 4. Debris and equipment storage area on the south central portion of the Property.

10.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 40 Code of Federal Regulations (CFR) 312.10. We have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the subject property. We have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Tim Ostapuk
Environmental Professional



Julianne M. Hamilton, P.G.
Client Services Manager

11.0 FINDINGS AND CONCLUSIONS

Julianne M. Hamilton, P.G., Project Reviewer

Ms. Hamilton has approximately 17 years experience as an environmental professional. Her experience includes data collection and evaluation, report preparation, presentation, and project management in the areas of State and Federal Superfund Site Investigations, Remedial Investigations/Feasibility Studies; underground storage tank release investigations and remediation; RCRA closures, corrective action and compliance issues; Subtitle D Municipal Landfill investigations and permitting; Aquifer Protection Permit preparation; and environmental site assessments. Ms. Hamilton's experience includes several years of regulatory experience as a Geologist with the Ohio Environmental Protection Agency and as an oversight consultant for the US Environmental Protection Agency.

Tim Ostapuk, Environmental Scientist

Mr. Ostapuk has approximately 7 years experience as an environmental professional. His experience includes data collection and evaluation, report preparation, and project management in the areas of State and Federal Superfund Site Investigations, underground storage tank release investigations, and environmental site assessments. Mr. Ostapuk also performs duties that include industrial hygiene field work and project management. He works with health stressors that include chemical, physical and biological for indoor environments, landfill investigations, and manufacturing plants.

12.0 REFERENCES

The following agencies, offices, reports, and publications were used as information sources in the preparation of this report.

AGENCIES AND OFFICES

Arizona Department of Environmental Quality
Various Offices
1110 West Washington Suite
Phoenix, Arizona

Arizona Department of Water Resources
500 North 3rd Avenue
Phoenix, Arizona

City of Avondale
Development Services
11465 W .Civic Center Drive, Suite 110
Avondale, Arizona

City of Avondale Fire Department
11465 W .Civic Center Drive
Avondale, Arizona

EDR Information Solutions, Inc.
440 Wheelers Farms Road
Milford, Connecticut
800-352-0050

Maricopa County Assessors Office
301 West Jefferson St.
Phoenix, Arizona

Maricopa County Environmental Services Department
1001 North Central Ave
Phoenix, Arizona

1949, 1954, 1958, 1964, 1970, 1976, 1979, 1980, 1984, 1989, 1992, 1994, 1998, 1999,
2000, 2007
Aerial Photographs
Rupp Aerial Photography
740 East Highland Avenue
Phoenix, Arizona 85014

City of Avondale
Phase I Environmental Site Assessment
13.7-Acre Property
901 to 905 North Avondale Boulevard
Avondale, Arizona
AMEC Project No. 7-114-003042
November 8, 2007



1957, 1959, 1961, 1964, 1965, 1966, 1967, 1969, 1979, 1980, 1995, 1997, 2002, 2004
Cole's City Directory and Mullin-Kille City Directory and Con Surveys
Phoenix Burton-Bar Library
Arizona Room
1221 North Central Avenue
Phoenix, Arizona

Interview with Mrs. Jeannette Ammon, Property Owner
113 Stable Road
Milford, New Hampshire 03055
popeye@verizon.net
(603) 672-0827

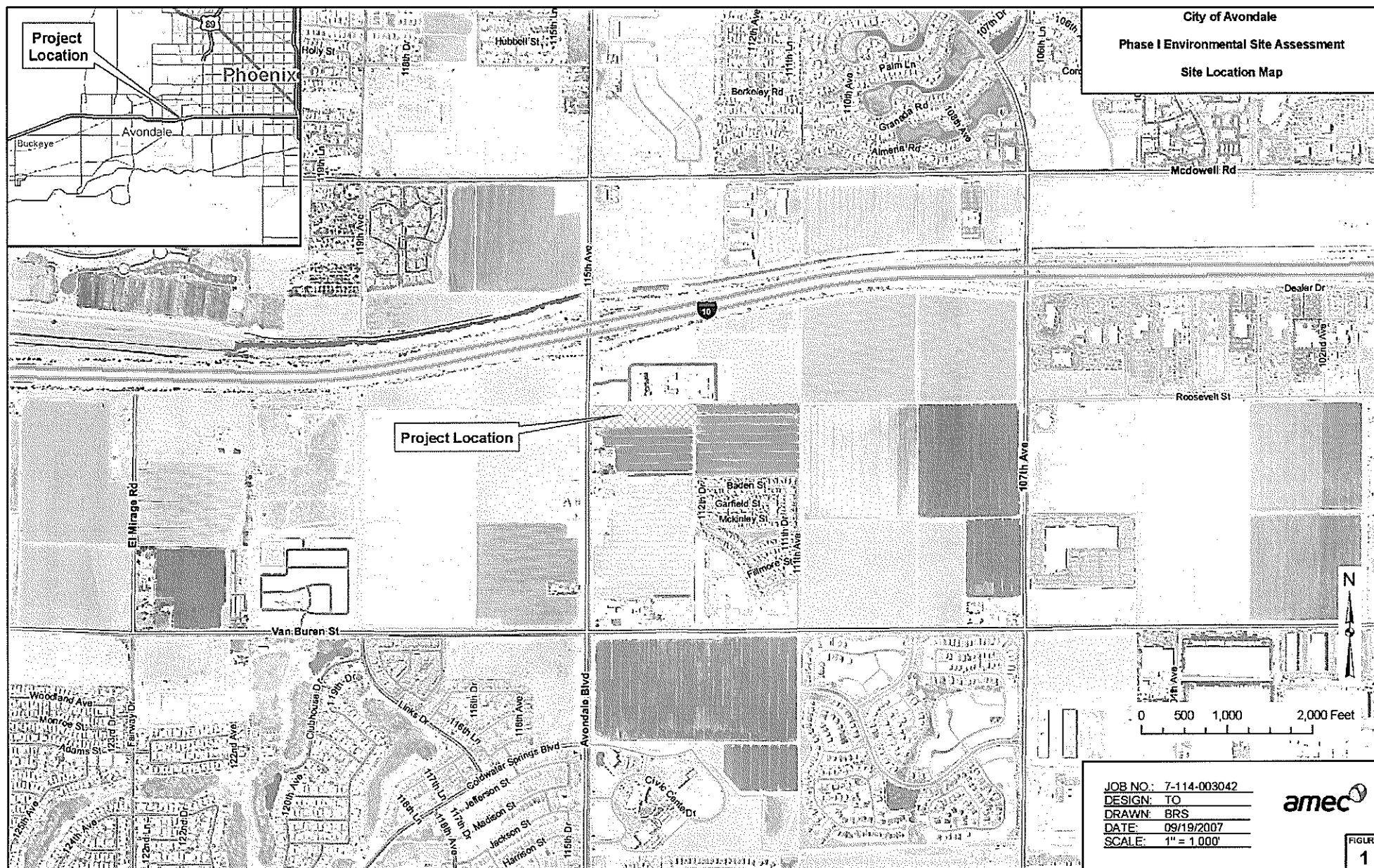
REPORTS AND PUBLICATIONS

Brown, J.G. and Pool, D.R., 1989. Hydrogeology of the Western Part of the Salt River Valley Area, Maricopa County, Arizona, US Geological Survey Water-Resources Investigations Report 88-4202.

Hammett, B.A. and Herther, R.L., 1992. Maps Showing Groundwater Conditions in the Phoenix Active Management Area, Maricopa, Pinal and Yavapai Counties, Arizona - 1992, State of Arizona, Department of Water Resources, Hydrologic Map Series Report Number 27, Phoenix, Arizona.

Wilson, E.D., 1962. A Resume of the Geology of Arizona, The Arizona Bureau of Mines, Bulletin 171.

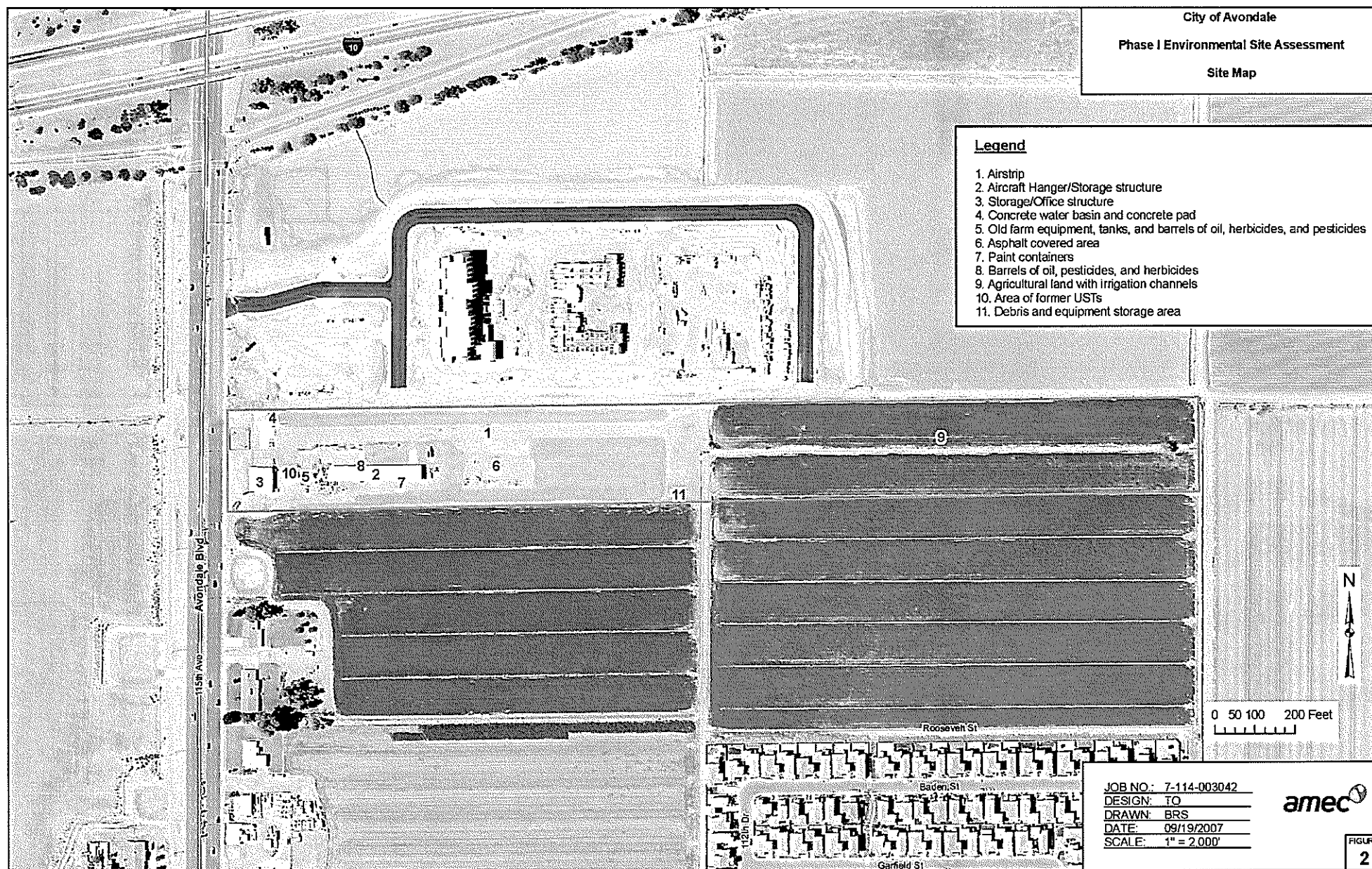
FIGURES



City of Avondale
Phase I Environmental Site Assessment
Site Map

Legend

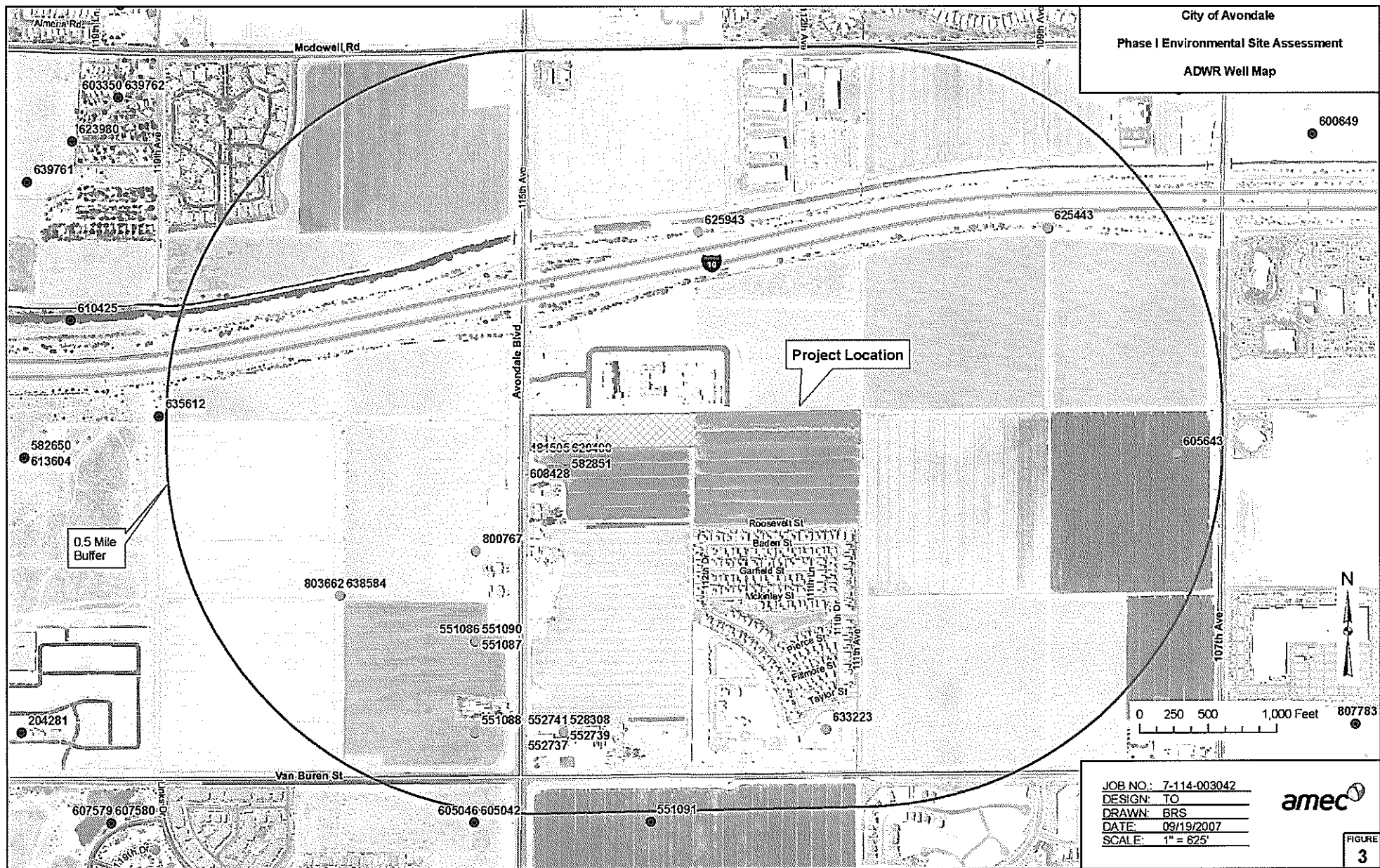
1. Airstrip
2. Aircraft Hanger/Storage structure
3. Storage/Office structure
4. Concrete water basin and concrete pad
5. Old farm equipment, tanks, and barrels of oil, herbicides, and pesticides
6. Asphalt covered area
7. Paint containers
8. Barrels of oil, pesticides, and herbicides
9. Agricultural land with irrigation channels
10. Area of former USTs
11. Debris and equipment storage area



JOB NO.: 7-114-003042
DESIGN: TO
DRAWN: BRS
DATE: 09/19/2007
SCALE: 1" = 2,000'

amec

FIGURE
2



PHOTOGRAPHIC LOG

PHASE I ENVIRONMENTAL SITE ASSESSMENT

City of Avondale

13.7-Acre Property

Site Visit September 11, 2007

PHOTOGRAPHIC LOG



Photograph No. 1

The east portion of the Property looking south.



Photograph No. 2

The north portion of the eastern half of the Property looking west.

AMEC Job No.
7-114-003042

Reviewed By:
Julianne Hamilton

Prepared By:
Tim Ostapuk



PHASE I ENVIRONMENTAL SITE ASSESSMENT

City of Avondale

13.7-Acre Property

Site Visit September 11, 2007

PHOTOGRAPHIC LOG



Photograph No. 3

The south portion of the eastern half of the Property looking west.



Photograph No. 4

The eastern portion of the Property looking east from the central portion of the Property.

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7-114-003042

Reviewed By:
Julianne Hamilton

Prepared By:
Tim Ostapuk



PHASE I ENVIRONMENTAL SITE ASSESSMENT

City of Avondale

13.7-Acre Property

Site Visit September 11, 2007

PHOTOGRAPHIC LOG



Photograph No. 5

The southern portion of the Property looking south from the central portion of the Property.



Photograph No. 6

The western portion of the Property looking west from the central portion of the Property.

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7-114-003042

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Julianne Hamilton

Prepared By:
Tim Ostapuk



PHASE I ENVIRONMENTAL SITE ASSESSMENT

City of Avondale

13.7-Acre Property

Site Visit September 11, 2007

PHOTOGRAPHIC LOG



Photograph No. 7

The northern portion of the Property as viewed from the northwest corner looking east.



Photograph No. 8

The western portion of the Property looking south with the office/storage structure and concrete pad.

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7-114-003042

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Julianne Hamilton

Prepared By:
Tim Ostapuk



PHASE I ENVIRONMENTAL SITE ASSESSMENT

City of Avondale

13.7-Acre Property

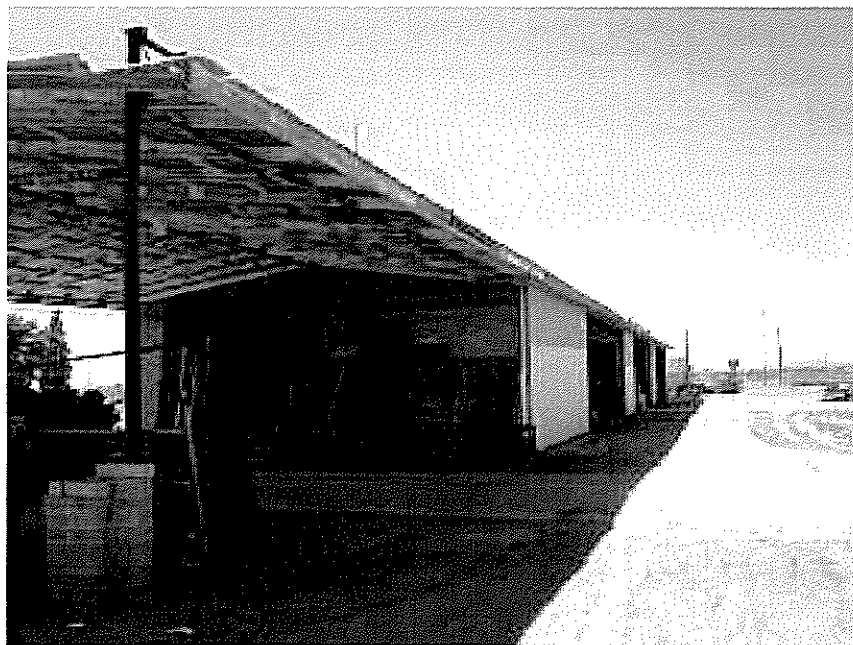
Site Visit September 11, 2007

PHOTOGRAPHIC LOG



Photograph No. 9

The southern portion of the Property looking east from the southwest corner of the Property.



Photograph No. 10

The aircraft hanger/storage structure on the central west portion of the Property looking west.

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7-114-003042**

**Reviewed By:
Jullanne Hamilton**

**Prepared By:
Tim Ostapuk**



PHASE I ENVIRONMENTAL SITE ASSESSMENT

City of Avondale

13.7-Acre Property

Site Visit September 11, 2007

PHOTOGRAPHIC LOG



Photograph No. 11

The interior of the aircraft hanger/storage structure looking west.



Photograph No. 12

The office/storage structure on the southwest corner of the Property.

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7-114-003042

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Jullanne Hamilton

Prepared By:
Tim Ostapuk



PHASE I ENVIRONMENTAL SITE ASSESSMENT

City of Avondale

13.7-Acre Property

Site Visit September 11, 2007

PHOTOGRAPHIC LOG



Photograph No. 13

The interior office area of the office/storage structure.



Photograph No. 14

The interior storage area of the office/storage structure.

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Prepared By:
Tim Ostapuk



PHASE I ENVIRONMENTAL SITE ASSESSMENT

City of Avondale

13.7-Acre Property

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PHOTOGRAPHIC LOG



Photograph No. 15

Vehicles stored in the office/storage structure.



Photograph No. 16

The asphalt covered area on the central portion of the Property.

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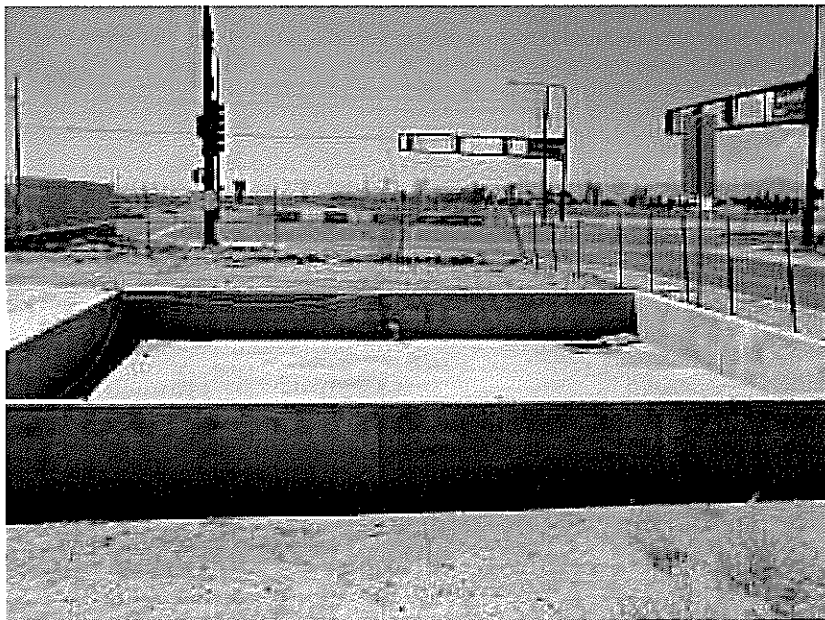
Prepared By:
Tim Ostapuk



PHASE I ENVIRONMENTAL SITE ASSESSMENT

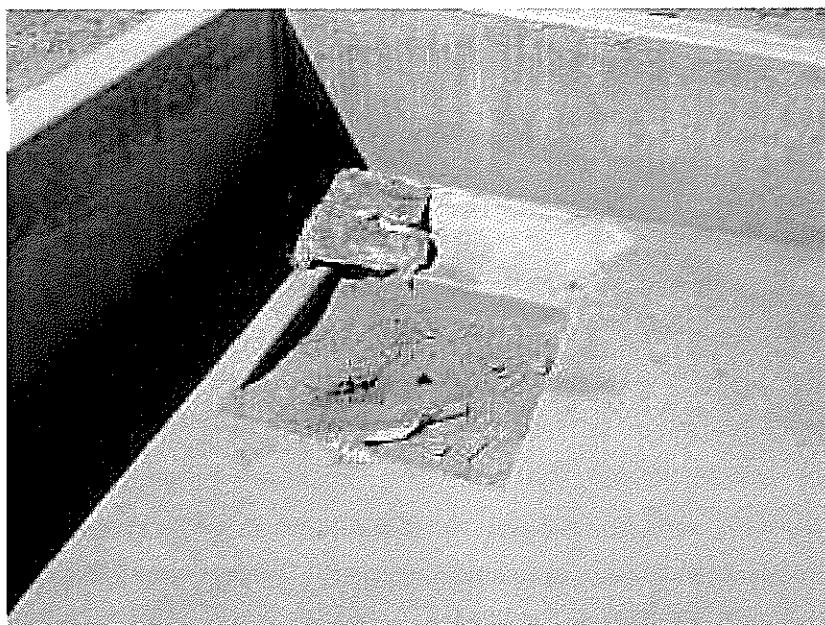
City of Avondale
13.7-Acre Property
Site Visit September 11, 2007

PHOTOGRAPHIC LOG



Photograph No. 17

The concrete water basin on the northwest corner of the Property.



Photograph No. 18

A drain filled with soil on the northwest corner of the concrete water basin.

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City of Avondale

13.7-Acre Property

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PHOTOGRAPHIC LOG



Photograph No. 19

Hilton hotels on the property to the north of the site.



Photograph No. 20

A view of a concrete pad, well pump station on the site adjacent, and west of the Property and the intersection of Avondale Boulevard and Roosevelt Street.

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7-114-003042

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Prepared By:
Tim Ostapuk



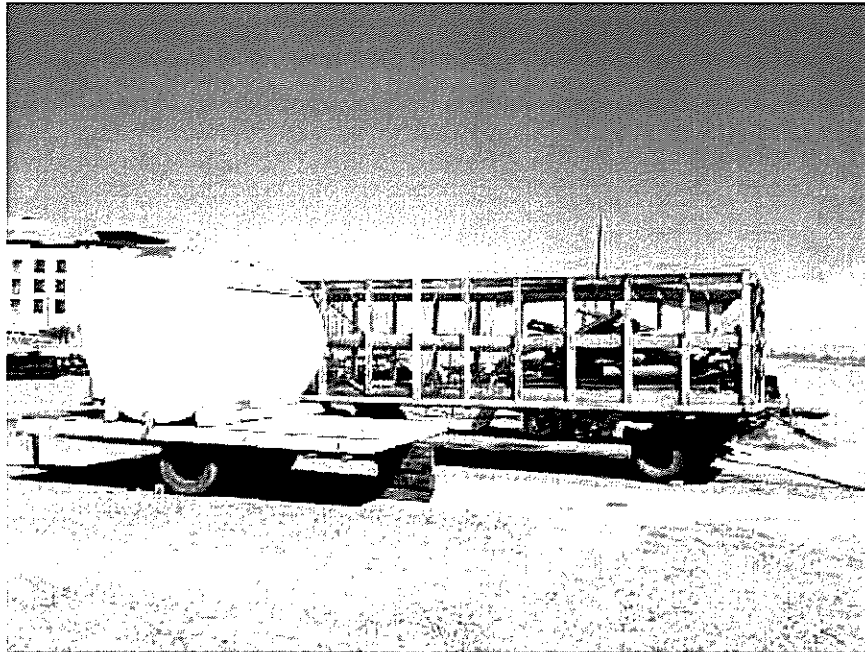
PHASE I ENVIRONMENTAL SITE ASSESSMENT

City of Avondale

13.7-Acre Property

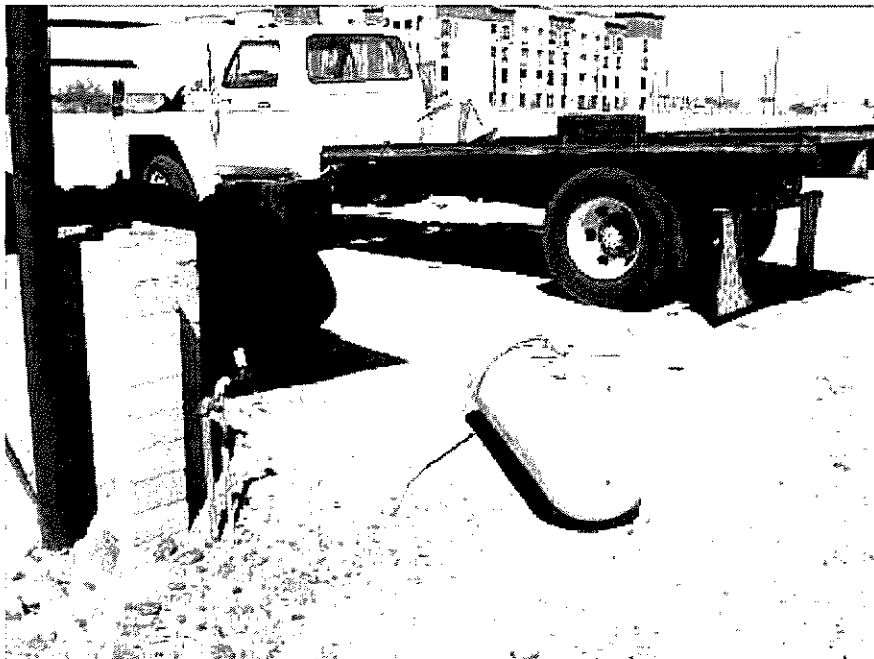
Site Visit September 11, 2007

PHOTOGRAPHIC LOG



Photograph No. 21

A storage tank on a trailer on the western portion of the Property.



Photograph No. 22

A compressed gas tank on the eastern end of the aircraft hanger/storage structure.

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

City of Avondale

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Site Visit September 11, 2007

PHOTOGRAPHIC LOG



Photograph No. 23

Farm equipment and a rusted steel tank west of the aircraft hanger/storage structure.



Photograph No. 24

Containers of paint in the aircraft hanger/storage structure.

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Reviewed By:
Julianne Hamilton

Prepared By:
Tim Ostapuk



PHASE I ENVIRONMENTAL SITE ASSESSMENT

City of Avondale

13.7-Acre Property

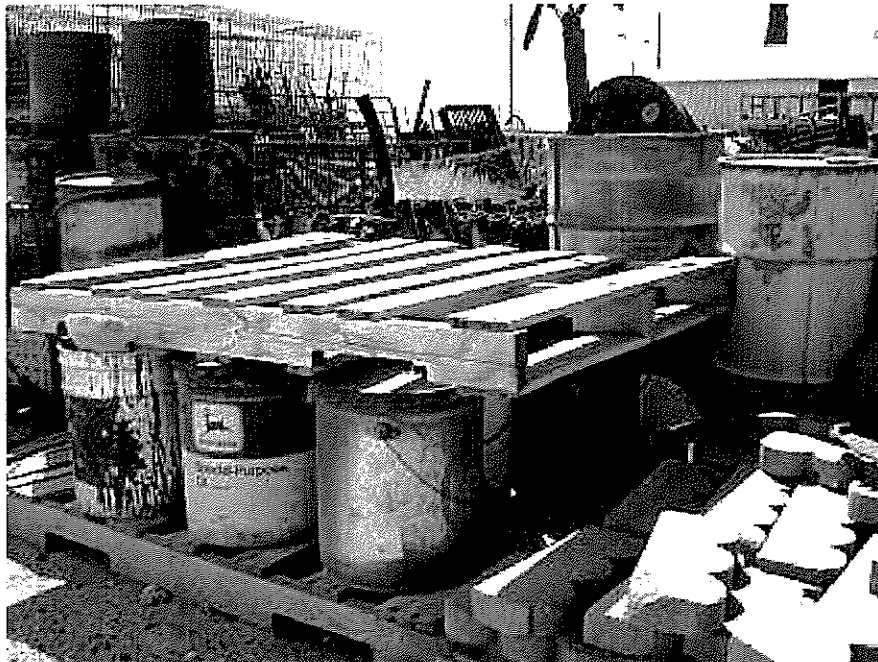
Site Visit September 11, 2007

PHOTOGRAPHIC LOG



Photograph No. 25

Drums of oil and unknown contents in the aircraft hanger/storage structure.



Photograph No. 26

Containers of oil, herbicides and unknown contents west of the aircraft hanger/storage structure.

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7-114-003042

Reviewed By:
Jullanne Hamilton

Prepared By:
Tim Ostapuk



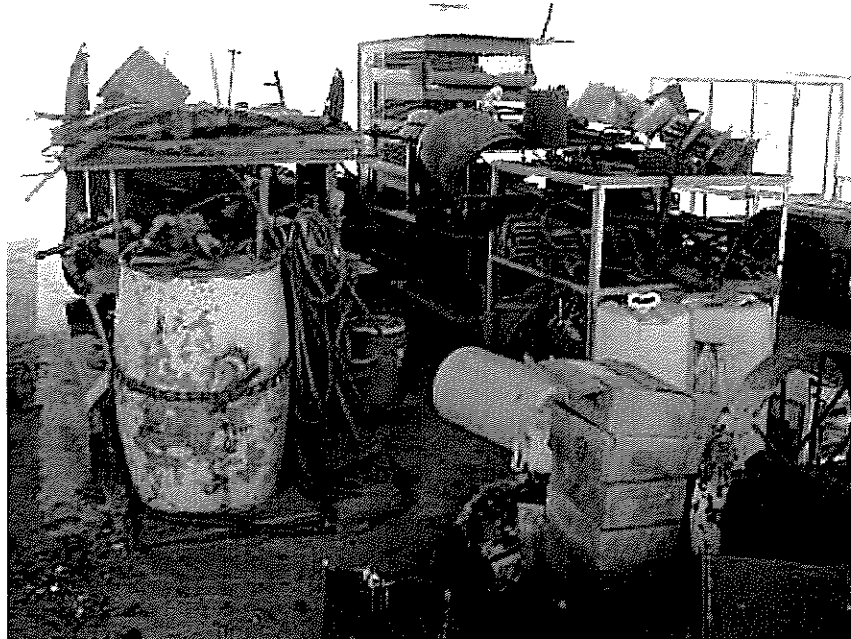
PHASE I ENVIRONMENTAL SITE ASSESSMENT

City of Avondale

13.7-Acre Property

Site Visit September 11, 2007

PHOTOGRAPHIC LOG



Photograph No. 27

A drum of unknown contents along with farm equipment in the aircraft hanger/storage structure.



Photograph No. 28

Containers of paint and thinners stored in the office/storage structure.

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7-114-003042

Reviewed By:
Jullanne Hamilton

Prepared By:
Tim Ostapuk

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City of Avondale

13.7-Acre Property

Site Visit September 11, 2007

PHOTOGRAPHIC LOG



Photograph No. 29

Containers of paint, antifreeze, and oil stored in the office/storage structure.



Photograph No. 30

An oil drum with a dispenser pump with visible staining on the soil located on the western portion of the Property.

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7-114-003042

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Julianne Hamilton

Prepared By:
Tim Ostapuk



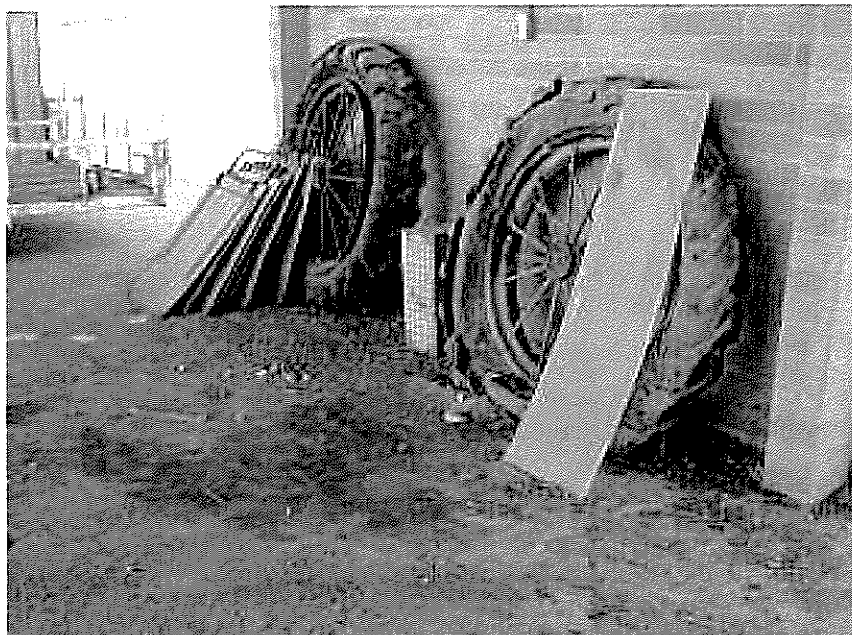
PHASE I ENVIRONMENTAL SITE ASSESSMENT

City of Avondale

13.7-Acre Property

Site Visit September 11, 2007

PHOTOGRAPHIC LOG



Photograph No. 31

Typical surface staining in the interior of the aircraft hanger/storage structure.



Photograph No. 32

Surface staining in the interior of the aircraft hanger/storage structure.

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

City of Avondale

13.7-Acre Property

Site Visit September 11, 2007

PHOTOGRAPHIC LOG



Photograph No. 33

Typical surface staining on the airstrip.



Photograph No. 34

Farm equipment staged on the western portion of the Property.

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7-114-003042

Reviewed By:
Jullanne Hamilton

Prepared By:
Tim Ostapuk



APPENDIX A
LIMITATIONS

LIMITATIONS

AMEC's services have been completed in agreement with our contracted understanding with our Client, the City of Avondale. This study and report have been prepared on behalf of, and for the exclusive use of, our Client, solely for use in an environmental assessment of the Property. This report and the findings contained herein shall not, in whole or in part, be disseminated or conveyed to any other party, nor used by any other party in whole or in part, without the prior written consent of AMEC and our Client.

AMEC's Site Assessment was performed in general accordance with the ASTM E 1527-05 Standard of Practice. AMEC observed the degree of care and skill generally exercised by other consultants under similar circumstances and conditions. AMEC's findings and conclusions should not be considered as scientific certainties, but rather as our professional opinion concerning the significance of the limited data gathered during the course of the environmental Site Assessment. No other warranty, expressed or implied, is made. Specifically, AMEC does not, and cannot, represent that the Property contains no hazardous material, petroleum products, or other latent condition beyond that observed by AMEC during its Site Assessment. Additional information regarding subsurface conditions can be obtained by traditional subsurface exploration techniques and the collection of soil and/or groundwater samples for chemical analysis. AMEC cannot render a more definitive opinion regarding the impact from on-Property activities without conducting subsurface explorations and chemical analyses of soil and groundwater samples obtained from the Property. This report is also subject to the following specific limitations:

1. The observations described in this report were made under the conditions stated herein. The conditions presented in the report were based solely upon the services described herein, and not on scientific tasks or procedures beyond the scope of described services or the time and budgetary constraints imposed by the Client. The work described in this report was carried out in accordance with the Statement of Terms and Conditions attached to AMEC's proposal.
2. AMEC has relied on certain information provided by federal, state, and local officials, and other parties referenced herein, and on information contained in the files of federal, state, and/or local agencies available to AMEC at the time of the Site Assessment. Although there may have been some degree of overlap in the information provided by these various sources, AMEC did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of this Site Assessment.
3. In the event that counsel or title examiner for the Client obtains information on environmental or hazardous waste issues at the Property not contained in this report, such information shall be brought to AMEC's attention forthwith. AMEC will evaluate such information and, on the basis of this evaluation, may modify the conclusions stated in this report.
4. Observations were made of the Property and/or structures on the Property as indicated within this report. Where access to portions of the Property or direct observation of structures on the Property was unavailable or limited, AMEC renders no opinion as to the presence of hazardous materials or petroleum products, or to the presence of indirect evidence relating to hazardous material or petroleum products, in that portion of the Property or structure. In addition, AMEC renders no opinion as to the presence of hazardous material or petroleum products, or to the presence of indirect evidence relating to hazardous material or petroleum products, where direct observation of the interior walls, floor, or ceiling of a structure on a Property was obstructed by objects or coverings on or over these surfaces.

5. Unless otherwise specified in this report, AMEC did not perform testing or analyses to determine the presence or concentration of asbestos or PCBs at the Property or in the environment at the Property.
6. The purpose of this report was to assess the physical characteristics of the Property with respect to the presence in the environment of hazardous material or petroleum products. No specific attempt was made to check on the compliance of present or past owners or operators of the Property with federal, state, or local laws and regulations, environmental or otherwise.
7. The focus of the Property evaluation was to evaluate the Property and recognize environmental conditions resulting from past or current uses of the property. As a result, this evaluation does not address the presence of the following conditions unless they were the express concerns of contacted personnel, report and literature authors, or the work scope.
 - Naturally occurring toxic or hazardous substances in the subsurface soils and water.
 - Toxicity of substances common in current habitable environments, such as stored household products, building materials, and consumables.
 - Contaminants or contaminant concentrations that are not a concern now, but may be under future regulatory standards.
 - Occupational health and safety.
8. Any sampling program conducted during the course of the project was designed to be representative of the conditions present at the time of sampling. The sample points were selected according to guidelines described in EPA Field Manual SW-846. The results from representative sampling program are not a guarantee as to the presence, or lack thereof, of the constituents of concern. Additionally, extrapolating results between sample points may not accurately reflect actual Property conditions.
9. Where quantitative laboratory testing/analyses performed as part of the Site Assessment have been conducted by an outside laboratory, AMEC has relied upon the data provided, and has not conducted an independent evaluation of the reliability of these data.
10. Where quantitative laboratory testing/analyses performed as part of the Site Assessment have been conducted by AMEC's in-house laboratory, AMEC acknowledges and warrants that the laboratory data can be relied upon for completeness and accuracy.
11. Provided that the report is still reliable, and less than 12 months old, AMEC will issue a third-party reliance letter to parties client identifies in writing, upon payment of the then current fee for such letters. All third parties relying on AMEC's report, by such reliance agree to be bound by our proposal and AMEC's standard reliance letter. AMEC's standard reliance letter indicates that in no event shall AMEC be liable for any damages, howsoever arising, relating to third-party reliance on AMEC's report. No reliance by any party is permitted without such agreement.
12. In this report AMEC has not considered:
 - a. The actual or threatened inhalation of, ingestion of, contact with, exposure to, existence of, growth or presence of; or

- b. Any costs or expenses that may be incurred to prevent, respond to, test for, monitor, abate, mitigate, remove, cleanup, contain, remediate, treat, detoxify, neutralize, assess or otherwise deal with or dispose of; any fungi or any spores, mycotoxins, odors, or any other substances, products, or by-products produced by, released by, or arising out of the current or past presence of Fungi. "Fungi" includes any form of fungus, including but not limited to yeast, mold, mildew, rust or smut.